



***FUTUREAL***

*Integrity. Creativity. Perseverance. Team Spirit.*



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Futureal Group has become a significant player in the European real estate market as a diversified development and investment group with several sector-focused platforms working together in synergy.

Our real estate investments and developments span 18 cities in seven countries: the United Kingdom, Spain, Germany, Poland, Hungary, Romania and the United States.

We have recently become active players on the capital markets with around €650 million of fixed rate, long-term (seven, ten and 15-year) bonds raised.

Over the past decades, we have grown close to 200-fold, and created a team of over 400 professionals – many of having worked together for 15–20 years. Our organisation is built on our shared values of integrity, creativity, perseverance and team spirit. We also feel responsible for the environment we shape. We focus on creating some of the most energy-efficient and lowest-emission buildings. Our market-leading experience comes from large-scale urban development projects, residential, retail, office, industrial and logistics developments and investments. We are proud of our team, our 4 million sqm of completed projects and projects under construction with a total value of over €6 billion.

**Gábor Futó**

Co-founder and Shareholder,  
at Futureal Group



**10+** successful partnerships with institutional investors, private developers, land owners, banks and municipalities.



## 2000-2003

### WORKING TOGETHER AS FATHER AND SON, SEARCHING FOR A PATH

After the sale of Dr. Péter Futó's Hungarian candy business, Fundy, with a history going back three generations, and Gábor Futó's return from his studies at Harvard, Futureal Holding Zrt. was established by father and son in close partnership as an investment company with diverse activities, including the following milestones.

- The buyout from dozens of owners (in a takeover battle) of a holding company (ISZH Rt.) with part ownership stake in Raiffeisen Bank and several other businesses.
- The partial buyback of Péter's previous candy business and a multi-year attempted buyout of a large confectionary company.
- Engaging in a two-phase, 142-unit residential development project (La Siesta) led by Tibor Földi.

## 2003

### FOCUS ON REAL ESTATE

- After successfully completing the highly profitable exit from the ISZH investment, Gábor proposed concentrating on real estate and building a scalable property development and investment company.
- A focused business line, also called Futureal, jointly owned by Péter and Gábor Futó, was established with less than €4 million of total capital to focus on real estate as the main activity. In contrast, the other activities were reduced and exited step-by-step.
- Gábor Futó became the CEO of the new Futureal real estate business, responsible for strategy, real estate transactions, financial engineering and assembling and leading the team. Péter Futó took up leading external relations with a focus on municipality relations. Tibor Tatár was hired to be the development director for commercial projects. Tibor Földi was appointed to lead residential developments.
- A warehouse deal was concluded and concurrently purchased and partially sold.
- The first contact with the proposed Corvin-Szigony urban regeneration project is made by Gábor (while trying to find a lost dog in District 9). A joint venture was negotiated with a local residential developer and an eventually unsuccessful bid was made to acquire the development rights and obligations.

## 2004

### THE CORVIN PROMENADE PROJECT: THE GREAT INSPIRATION AND CHALLENGE

- Step-by-step buyout of the four rights owners for the development of the largest city-centre urban regeneration project in CEE, located in the biggest slum of Budapest, with 95% of the population belonging to the Roma minority and living for decades in deep poverty. Most apartments were without private toilets and were of 30 sqm average sizes occupied by big families.
- The massively challenging project was to become "Best mixed-use project in Europe".
- Launch of the planning process of the mixed-use Corvin Promenade project involving several leading local architects and also the Harvard Design School in a period.
- Renegotiation of the urban development agreement with the city to allow flexibility and speed; changing of the masterplan to create a partially-covered retail promenade.
- Futureal bought 38% of The Budapest Wholesale Fruit and Vegetable Market in three transactions.

## 2005

### BUILDING A REAL ESTATE DEVELOPMENT COMPANY

- Assembly of an amazing team of young professionals, people who love the challenge of turning Corvin from a problematic slum into a flourishing city centre - all with minimal capital invested in the business.
- New team members include Pál Darida to manage bank financing, and József Balogh to lead the technical department.
- Creation of CORDIA as a separate B2C brand for residential projects, while Futureal would focus on commercial projects and B2B.
- Intensive branding and marketing activity was launched for Corvin Promenade, led by BrandArt, the design and marketing agency owned by Zsuzsa Futóné Szántó.
- Futureal creates a large-scale land development joint venture on Madárhegy.

## 2006

### THE BIG DEAL

- Feeling that times are too good to be true (with 100%+ leverage and soaring real estate prices), Gábor Futó negotiated the forward sale and forward funding of Corvin Plaza (the newly-imagined urban retail component of Corvin Promenade which had not even have a building permit at the time) to Klepierre S.A. in what was to become one of the largest and most profitable real estate transactions in CEE.
- The deal, creating an over 30x return on the total capital ever invested in Futureal, was to become a defining moment in the history of Futureal Group, creating not only the financial basis to develop Corvin but also to survive the 2007-2008 financial crisis and to expand to new markets.
- The transaction was de-risked with Futureal eventually taking no leasing, yield or financing risk. It was negotiated to include the forward payment of most of the profits at the time of the building permit.

## 2006

### THE REALISATION OF A GREAT DREAM BEGINS

- Start of construction, initial sales (in Ireland) of the first residential building (Premiere Ház) and the first office building (Corvin One) along Corvin Promenade.
- Struggling to make customers and tenants ignore the current slum with horrible reputation and massive poverty and buy into the future we had imagined.
- Creation of the largest social housing project since the fall of socialism after the change of regime in the 1990s to help support the evacuation of existing buildings to be demolished; start of the renovation of several remaining historical buildings.
- Eventually 1,100 local families would be moved out and be either compensated with cash or relocated to the same district to better condition, renovated or new social apartments, significantly improving their living conditions.
- Planning of the Promenade, the newly-created public space, becoming the heart of the project.

## 2007

### HARVESTING THE BIG DEAL AND THE START OF EXPANSION

- The Klepierre deal was closed, ensuring the financial basis for expansion and the setup of a separate family office.
- Expansion to Romania in order to develop shopping centres in a joint venture between Gábor and his brother-in-law, Eran Socher.
- De-risking of the Gold Plaza shopping centre development (to be developed in Baia Mare municipality, Romania) by forward selling the centre to Immoeast AG even before the actual purchase of the development land and drawing 80% of the required equity from Immoeast.
- Land assembly and the long planning process for the future Etele Plaza and Budapest One began at a location that is envisaged to become the largest multi-modal transportation junction in Budapest when the new metro line would open (with a massive delay as learnt later).
- Several residential projects were launched.



## 2008/2009

### THE GLOBAL FINANCIAL CRISIS (GFC) HITS

- The GFC began upending the expansion plans, creating an extremely deep economic and financial crisis.
- Even though all of the group's debt had been non-recourse, a conscious decision was made not to default on any bank debt, pay the subcontractors of our bankrupt general contractors and complete all our projects.
- Gábor launched Finext Capital, a family office funded by distributing part of the profits of the Klepierre deal.

## 2009

### MANAGING THROUGH THE GFC, WHILE TAKING ADVANTAGE OF THE PUBLIC MARKET OPPORTUNITIES

- Continuation of all projects during the GFC, bankruptcy of all but one of our general contractors, resignations by clients from sale and lease agreements, massive issues in bank financing and strained exit arrangements.
- The development of Corvin Plaza, Gold Plaza, Corvin One office building and all residential projects were progressing amid a massively challenging economic and financial environment.
- Finding better return opportunities in the public markets than private markets, a large chunk of the company's capital was invested by Gábor into taking advantage of dislocations in listed bonds, activist strategies in closed-end funds and real estate companies, and bonds. Creating over 50% IRR [internal rate of return] in the following two years.
- The big miss: The eventually failed acquisition of control of Conwert Immobilien AG, Austria's then-largest residential landlord with 24,000 rental apartments in Austria and Germany at a highly depressed valuation.

## From 2010 on

### DELIVERING ON OUR PROMISES

- Handover of several projects including Corvin Plaza, the next four office towers on Corvin Promenade, Gold Plaza, leasing up during the GFC, the European debt crisis and the accumulated effects of these on the Hungarian economy.
- Reorganisation of the company focusing on finding new opportunities in a challenging market.

## 2011-2012

### INVESTING WITH FOCUS ON DOWNSIDE PROTECTION AND SPEED, FIRST ENTRY TO POLAND

- The group was reorganised with the separation of the Hungarian real estate operations focused under Futureal Development Holding (FDH) and a separate entity, Futureal Real Estate Holding Ltd (FREH) was established, with majority investment by Gábor, to focus on international expansion and partnership deals.
- Launching a preferred equity partnership program to jumpstart good quality, frozen projects, and secure protected downside, and negative land basis.
- Preferred equity recapitalisation of the stuck Nova Park shopping centre development in Poland; raising €50 million funding for development during the eurozone crisis.
- Preferred equity investment into the projects of a financially distressed listed Polish residential developer.
- Agreement with KPMG to build their new headquarters (Vision Towers) at a site not yet owned by Futureal; the launch of our first office headquarters development project.

## 2013

### CROSSING THE ATLANTIC

- As an altogether separate real estate business, Gábor, together with Eran Socher, his brother-in-law, launched a single-family residential rental platform in the United States in Atlanta, Indianapolis, and around Detroit as part of a macro bet to take advantage of the residential market dislocation caused by the GFC.
- Several development co-GPs [General Partners] investigated; investment in office and strategic land projects in the United States.
- Finext Capital investment advisory team hired in Herzliya, Israel.
- Handover of second phase of Corvin Promenade.

## 2014

### MOVING FORWARD

- Sziget Center, Futureal's first retail repositioning project, was acquired (a strip mall).
- Agreement to develop the 25,000 sqm GLA build-to-suit research and development headquarters of Nokia Systems, activating the other end of Corvin Promenade.
- Preparing for the launch of our own residential development business in Poland with the acquisition of the site of Cystersów Garden.
- Handover of Corvin Corner, the sixth office building on Corvin Promenade, Vision Towers (KPMG), Handover of Nowe Bochenka in Kraków; next phases of Corvin residential.

## 2015

### A NEW DAWN: RE-BUILDING CORDIA IN HUNGARY, EXPANSION TO POLAND, ROMANIA AND GERMANY

- After six years of a frozen residential development market in Hungary, with limited development activity (one project a year), Cordia is reinvigorated with the internal slogan, "speed", in a massive push to expanding its land bank and team to be ready to what we rightly expected to be a huge residential development boom.
- Start of Cordia's own operations in Poland, first in Kraków.
- The US single-family residential portfolio marching towards the 500-unit target.
- Futureal's first residential rental investment in Germany (the acquisition of five buildings in Kaiserslautern).
- A highly structured mezzanine discount loan investment with Caelum to help them develop ParkLake Plaza in joint venture with Sonae Sierra in Bucharest, Romania.

## 2016

### FULL SPEED AHEAD, SECURITISATION OF DE-RISKED PROJECTS

- Handover and sale of Nokia Skypark and Sziget Center, producing exceptional returns.
- Launch of the two-phase Advance Tower office development in a joint venture with the land owner.
- As a major financial innovation, Gábor Futó and Rezső Ezer developed a securitisation vehicle for Cordia portfolios of de-risked residential development projects with major co-investments by local and international institutional investors. The model becomes the financial engine fuelling the growth of Cordia.
- Establishment of CORDIA INTERNATIONAL ZRT., a newly-created corporate entity focused on the Hungarian residential development activities of Futureal Group under FDH.
- Starting the sales of 1,500 new smart homes in Budapest.

## 2017

### FURTHER INTERNATIONAL EXPANSION

- Launching the development of the first phase of Budapest One, the largest office building in Budapest and the cornerstone project of the South Buda City Center traffic oriented urban regeneration project.
- Cordia enters Warsaw, Poland, with the launch of Rodziewiczówny and Kopalniana projects, and TriCity with the acquisition of Jaškowa Dolina project.
- Cordia enters Bucharest, Romania, with the launch of the two-phase Parcului 20 Project.

## 2018

### THE NEXT BIG DEAL, RECYCLING CAPITAL TO FUND FURTHER GROWTH

- Futereal sold all existing office buildings on Corvin Promenade to OTP real estate funds and forward-sold Corvin 5 and Corvin 6 office buildings in the largest office deal ever completed in Hungary.
- Launching the construction works of Etele Plaza, the largest shopping centre of the Buda side of the capital.
- Futereal exited Kaiserslautern and ParkLake Plaza, producing exceptional returns.
- Futereal became a founding investor of ARGO Properties N.V. with co-investors including Clal and Phenix Insurance companies. Argo became a rapidly-growing German residential landlord, focused primarily on Leipzig and Dresden.
- Cordia launched a second securitisation vehicle, also with international projects.

## 2019

### GETTING READY FOR THE CAPITAL MARKETS WHILE EXPANDING TO NEW MARKETS

- Strategic reorganisation of Futereal Group; changing the previous Hungary vs International split into Residential vs Commercial split; and preparing both Cordia International Zrt. (owning the international residential developments and investments as well) and the newly formed Futereal Holding B.V. for accessing the international bond markets.
- Futereal sold Advance Tower to Erste real estate fund and completed the sale of Corvin 5 and 6 office buildings to OTP real estate funds.
- Cordia International Zrt. conducted its first bond issuance of a seven-year, 4% fixed coupon HUF-denominated bond (HUF 44 billion) with a diverse group of 50 institutional investors participating in the landmark offering.
- Led by Tibor Földi and Mauricio Mesa Gomez, Cordia enters Spain with the acquisition of two residential development sites on the Costa del Sol—the “Sun Coast”.
- Cordia entered Poznan by purchasing the old Modena clothes factory in the city centre.

## 2020

### GEARING UP CORDIA, CREATING NEW REAL ESTATE PLATFORMS

- Gábor Futó and Rudolf Nemes agreed to create a growth-oriented logistics development platform, HelloParks, initially focusing on the Hungarian market opportunities. A market-leading team was assembled.
- Despite the pandemic, Futereal Development secured large headquarter tenants for its following office projects: Vodafone for Budapest One second phase and British Telecom for Budapest One third phase. Long-term financing was secured for developing these office buildings, and near 0% long-term swap rates were locked in.
- Taking advantage of the historically low interest rates, Cordia issued its second, ten-year, HUF-denominated senior unsecured, and ten-year fixed 3.5% coupon bonds (HUF 40 billion).
- Cordia implemented a capital increase of the listed Polish developer POLNORD S.A. effectively taking control of the company at a very attractive valuation, and secured a massive albeit work-intensive land bank. Later, Cordia took full control of Polnord through a public tender offer.
- Cordia enters the UK residential development market by acquiring BLACKSWAN PROPERTY, a primarily build-to-rent focused developer operating in Birmingham.
- Cordia entered the UK affordable housing market through the acquisition of ST. ARTHUR HOMES—a for-profit registered provider of social housing focusing primarily on the shared ownership market.
- The preparation of the next Corvin-scale project was launched with the complex acquisition of a large land portfolio with 1.2 km of uninterrupted direct Danube waterfront and two metro stations. The concept development and planning process of the 300,000 sqm MARINA CITY project is launched. (Futereal and Cordia).
- An over €1-million donation programme was implemented to help cities cope with the challenges posed by the Covid-19

pandemic. The group moved to home office arrangement and introduced “Stay Safe” initiatives.

## 2021

### GEARING UP FUTUREAL, LAUNCHING AND GROWING NEW REAL ESTATE PLATFORMS

- Futereal locked in historically low interest rates by conducting four successful bond issuances, including a ten-year green bond and a 15-year bond, both HUF-denominated, fixed-rate senior unsecured bonds with coupons of 4% and 3.5%, respectively, in the total amount of over €300 million.
- HelloParks was further capitalised by Futereal Holding B.V., strategic land positions were acquired around Budapest, supporting a close to 1,000,000 sqm GLA development pipeline, and the “megapark” strategy was developed.
- Futereal Investment Partners was launched: Gábor Futó and Karol Pilniewicz agreed to set up an opportunistic real estate investment management platform. A highly-experienced investment team was assembled.
- Futereal Development secures IBM's headquarters as the anchor tenant for the Corvin 7 office building. Long-term financing was secured.
- Futereal's most significant retail project, Etele Plaza opened doors.
- Cordia expanded its UK social housing investments with the acquisition of AUXESIA HOMES, a for-profit registered provider of social housing focused on the shared ownership and affordable rentals tenures.

- ARGO was listed on the Tel Aviv Stock Exchange in a highly successful IPO.

## 2022

### GROWING THE PLATFORMS, REACTING TO THE DOWNTURN AND THE NEW MACRO ERA

- Futereal Investment Partners acquires two shopping centres (Bemowo in Warsaw and Manhattan in Gdańsk) as well as an office building (Wratislawia in Wrocław) for repositioning.
- HelloParks achieved a leadership position and over 40% market share in the new logistics and industrial developments around Budapest. Megapark-level, multi-phase financing agreements were signed with Erste, Raiffeisen and KBC Banks.
- Futereal Development handed over the remaining two phases of the Budapest One office building.
- Cordia handed over several significant projects across Poland and Hungary, including Grand Corvin, the last residential building along Corvin Promenade, and progressed the construction of thousands of apartments in the five countries where it operates.
- Marina City land development phase was completed after several land transactions and the achievement of a zoning plan, building permits were submitted for several phases.
- Tomasz Lapinski, Cordia's country manager in Poland, led the intensive restructuring of Polnord S.A., including the land development of the strategic land plots in Warsaw and TriCity; the sale of the non-strategic land bank; and the taking private of the company.
- Responding to Russia's war on Ukraine, an over €1-million aid program was launched to help Ukrainian refugees and several internal initiatives were launched, including the establishment of a kindergarten, temporary accommodations (used by thousands of refugees), and storage facilities to help cities with supplies.
- Significant cash reserves were created in anticipation of economic challenges.





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Group Tax and Structuring Director,  
Futureal Group



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International Office Sales and Asset  
Management Director, Futureal



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**Rezső EZER**  
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Co-founder, Shareholder,  
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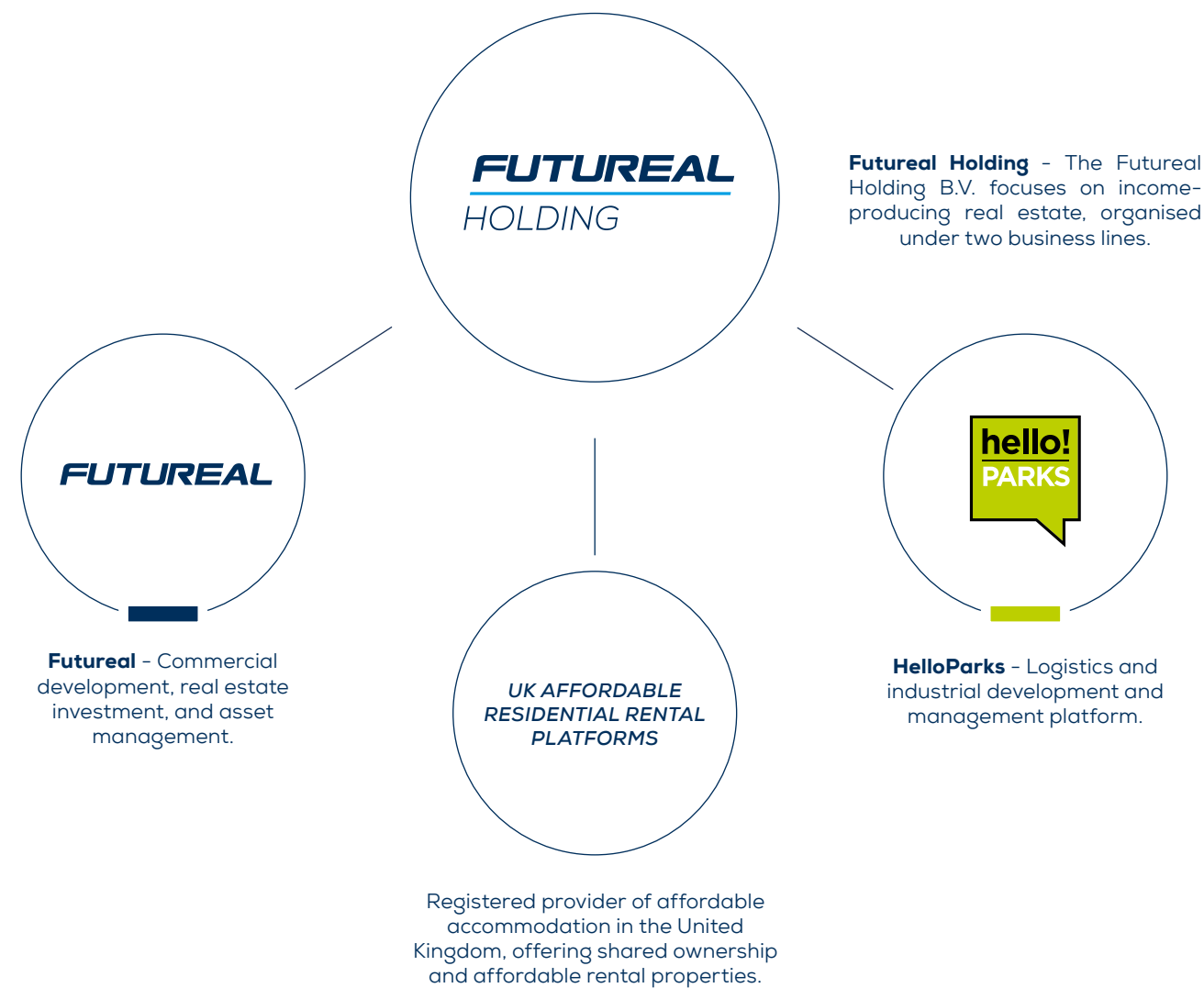
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CEO & CIO, Futureal



**Tímea SZILI**  
Group Marketing and Communications  
Director, Futureal Group







*FUTUREAL GROUP*

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Large-scale  
urban development  
projects





## Corvin Quarter Urban Regeneration Corvin Promenade Portfolio

- **500,000 sqm** newly-built area
- **€920 M** development value
- **€72 M** spent on public programmes
- **1,100+** families relocated
- **3,000+** new apartments
- **130,000 GLA** of office buildings
- **45,000 sqm** of retail areas
- **25 buildings** renovated



ULI Urban Land Institute  
2014 GLOBAL AWARD FOR EXCELLENCE WINNER  
CORVIN PROMENADE BUDAPEST HUNGARY

  
**EUROPEAN COMMERCIAL PROPERTY AWARDS**  
in association with **Bloomberg TELEVISION**  
BEST MIXED USE DEVELOPMENT EUROPE  
Corvin Promenade Project by Futureal Group  
**2010**



### Corvin Promenade portfolio

- Art Residence House
- Cordia City Garden
- Cordia Fontana House
- Cordia Park Residence
- Cordia Premier House
- Cordia Sun Resort
- Corvin Átrium
- Corvin Corner
- Corvin Crysál Tower
- Corvin Garantiqa Tower
- Corvin Innovation Campus
- Corvin One
- Corvin Panorama
- Corvin Sétány
- Corvin Technology Park
- Grand Corvin by Cordia
- Granite Tower
- Life 1
- Nokia Skypark



Large-scale urban development projects

South-Buda City Centre



Budapest ONE



Etele Plaza

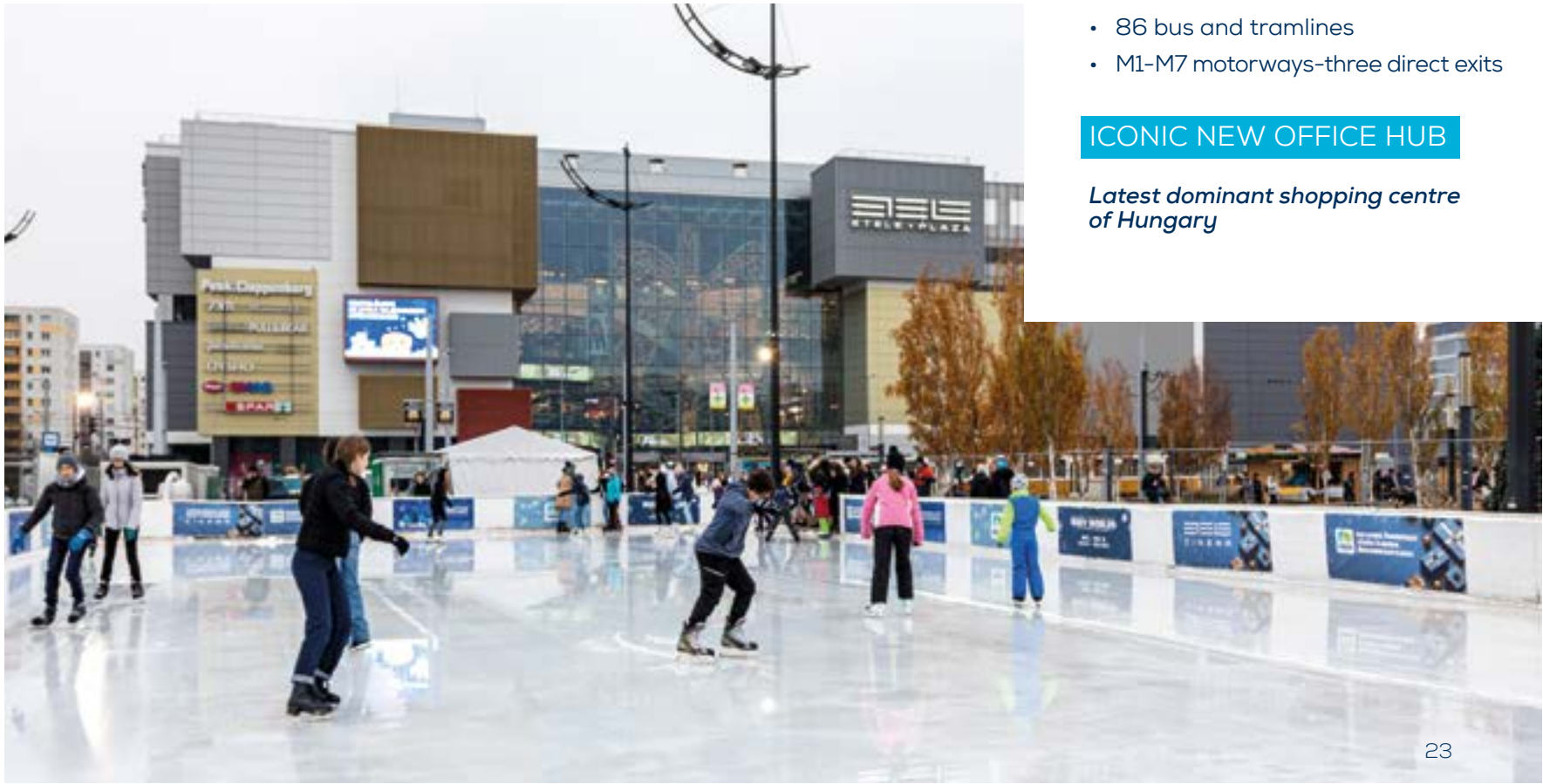


Hungary's largest multi-modal transport intersection

- Kelenföld Railway Station
- M4 Metro Station
- 86 bus and tramlines
- M1-M7 motorways-three direct exits

ICONIC NEW OFFICE HUB

Latest dominant shopping centre of Hungary





Large-scale urban development projects

# MARINA CITY

## Be Part of the Next Iconic Major Urban Regeneration

LARGE-SCALE MIXED-USE URBAN RENEWAL PROJECT ALONG THE DANUBE RIVER

- In one of the most stunning parts of District 13 in Budapest
- 1.2 km of waterfront
- 90,000 sqm green space
- 300,000 sqm area
- 2,750 residential homes
- 100,000 sqm office
- Right next to the main office corridor
- Direct access to two metro stations at the two ends of the project







**Wilanów**

- 📍 Kraków, Poland
- 🏠 Homes in five phases: 1,731
- 🏠 Residential development: 73,200 sqm
- 🏪 Retail: 1,750 sqm
- 🌿 Green space: 41,110 sqm



**Modena**

- 📍 Poznań, Poland
- 🏠 Homes in four phases: 725
- 🏠 Residential development: 3,000+ homes
- 🏪 Retail: 2,200 sqm
- 🌿 Green space: 8,500 sqm
- 📐 Plot: 21,000 sqm



**Jewelry Quarter / Great Hampton Street**

- 📍 Birmingham, United Kingdom
- 🏠 Homes: 2,500+
- 🏠 Residential development: 182,170 sqm
- 🏪 Commercial 33,760 sqm

## COMPLETED

	PROJECTS	GLA	VALUE mEUR
► Office	17	233,000	810
► Retail	7	192,582	717



## DEVELOPMENT PIPELINE

	PROJECTS	GLA	VALUE mEUR
► Office	9	173,000	487



## GRAND TOTAL

	PROJECTS	GLA	VALUE mEUR
	33	598,582	2,014





***FUTUREAL***  
*HOLDING*







We are proud to serve our partners






















Corvin Offices  
**Crystal Tower**  
6,900 sqm GLA  
Completion date: 2010



Corvin Offices  
**Corvin One**  
17,900 sqm GLA  
Completion date: 2008



Corvin Offices  
**Granite Tower**  
6,600 sqm GLA  
Completion date: 2010



Corvin Offices  
**Garantiqa Tower**  
3,400 sqm GLA  
Completion date: 2010



**Corvin Technology Park Phase 1-2**  
27,400 sqm GLA  
Completion date: 2019



Corvin Offices  
**Corvin Corner**  
6,200 sqm GLA  
Completion date: 2015

Corvin Offices  
**Panorama Tower**  
7,400 sqm GLA  
Completion date: 2010



**Nokia Skypark - Nokia R&D headquarter**  
25,000 sqm GLA  
Completion date: 2016







**Vision Towers North**

11,100 sqm GLA

Completion date: 2014



**Vision Towers South**

9,100 sqm GLA

Completion date: 2014



**Advance Tower Phase 1-2**

20,000 sqm GLA

Completion date: 2018





# Budapest ONE Phases 1-2-3



66,500 sqm GLA

Completion date: 2022







Corvin Innovation Campus



31,800 sqm GLA







**ETELE Plaza**



55,000 sqm  
Completion date: 2021



BERSHKA	DM	HEAVY TOOLS	NEW YORKER	TAMARIS
BIJOU BRIGITTE	DOCKYARD	HERVIS	NIKE	TEILOR
BIOTECH USA	DOUGLAS	HUGO	OFFICE SHOES	TEZENIS
BUTLERS	ECCO	HUMANIC	OYSHO	THE BODY SHOP
CALVIN KLEIN	EMAG	INTIMISSIMI	PEEK&CLOPPENBURG	TOMMY HILFIGER
CALZEDONIA	FOOT LOCKER	JYSK	PULL&BEAR	VISION EXPRESS
CAMEL ACTIVE	G-STAR & SUPERDRY	K&H	PUPA MILANO	WOMEN'S SECRET
CCC	GAP	KIDDIEZ	SAMSONITE	YVES ROCHER
CLAIRE'S	GAS	MASSIMO DUTTI	SPRINGFIELD	ZARA
DEICHMANN	H&M	MÜLLER	SWAROVSKI	ZARA HOME







**Corvin Promenade**  
Urban Regeneration

10,000 sqm



**Corvin Plaza**  
in partnership with Klépierre 33,900 sqm



**Gold Plaza**  
in partnership with Immofinanz 34,500 sqm



**Nova Park**  
in partnership with Caelum Development  
33,000 sqm





**Antares**  
10,116 sqm GLA  
Warsaw, Poland



**Spectrum**  
6,800 sqm GLA  
Glasgow, Scotland



**Wratislavia Tower**  
12,000 sqm  
Wrocław, Poland



**Galeria Bemowo shopping centre**  
30,345 sqm  
Warsaw, Poland



**Manhattan Shopping Centre**  
25,570 sqm GLA  
Gdańsk, Poland





# UK

Affordable Residential  
Rental Platforms





**Auxesia Homes**

 1,000+ homes target portfolio  Various locations in the South and South-East of England



**St. Arthur Homes**

 1,000+ homes target portfolio  Various locations in the South and South-East of England





COMPLETED

6

BUILDINGS

266,000

GLA

293

VALUE mEUR



UNDER DEVELOPMENT

3

PROJECTS

146,000

GLA

165

VALUE mEUR



PIPELINE

11

PROJECTS

472,000

GLA

532

VALUE mEUR



TOTAL

20

PROJECTS

884,000

GLA

990

VALUE mEUR



**hello!**  
**PARKS**

HelloParks is an innovative industrial real estate development company, which offers comprehensive, client-centred solutions from land development through building construction to site maintenance.



Hello Sustainability plays a defining role in our activities, with a focus on reducing greenhouse gas emissions, improving energy savings, and targeting carbon neutrality. In addition to protecting the environment, we are also committed to the preservation of mental and physical health and social responsibility. This is the reason we are developing our buildings from the design stage to meet the highest, Outstanding level of the BREEAM New Construction category, and the requirements of the EU Taxonomy. And this is why our ESG targets too include that from 2030 our new developments' operation will be Net Zero, using 100% renewable energy. And by 2025 we are to decrease our developments' built-in carbon by 25% compared to our base value.





# HelloParks Fót

- 
 Park size: **76 hectares**
- 
 Development potential: **330,000 sqm**
- 
 1.5 km to train station
- 
 35 km to airport
- 
 Highway M0: 1 km
- 
 Highway M3: 1.5 km
- 
 3 completed buildings



## HelloParks Fót Buildings

### FT1

- Building size: **46,000 sqm**
- Building type: **Big Box**
- Completed building
- 100% occupied



### FT2

- Building size: **46,000 sqm**
- Building type: **Big Box**
- Completed building



### FT6

- Building size: **26,000 sqm**
- Building type: **City Flex**
- Completed building





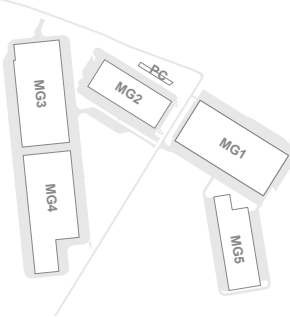


HelloParks Maglód

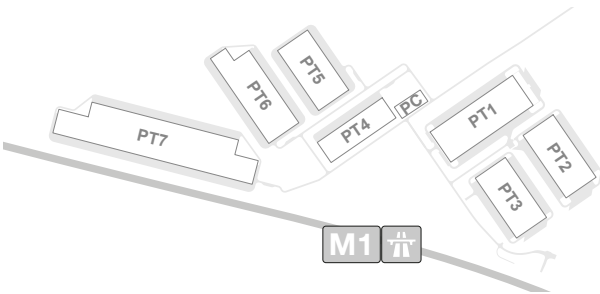


HelloParks Páty

- Park size: **46 hectares**
- Development potential: **200,000+ sqm**
- 2 km to train station
- 9 km to airport
- Highway M0: 0 km**
- Highway M4: 5 km
- 2 completed buildings
- 1 building under construction



- Highway M0: 6 km
- Highway M1: 0 km**
- 1 completed building
- 1 building under construction
- Park size: **108 hectares**
- Development potential: **354,000 sqm**
- 3 km to train station
- 40 km to airport



Building MG1



- Building size: **46,000 sqm**
- Building type: **Big Box**
- Completed building
- 100% occupied

Building MG3



- Building size: **45,000 sqm**
- Building type: **Big Box**
- Completed building

Building MG4

- Building size: **45,000 sqm**
- Building type: **Big Box**
- Under construction

Building PT1



- Building size: **58,000 sqm**
- Building type: **Big Box**
- Completed building

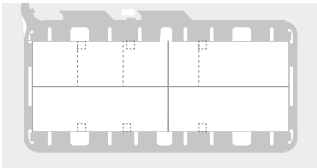




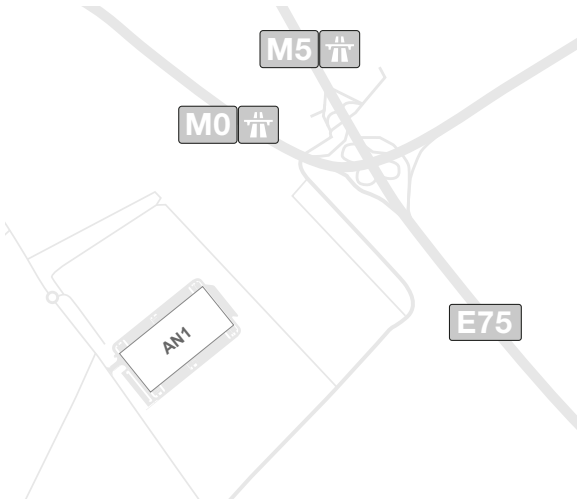
# HelloParks Alsónémedi

- ⌘ Park size: **13 hectares**
- ⌘ Development potential: **60,000 sqm**
- 🚆 8 km to train station
- ✈️ 25 km to airport
- 🏠 Highway M0: 6 km
- 🏠 Highway M5: 10 km
- 🚧 1 building under construction

## Building AN1



- Building size: **60,000 sqm**
- Building type: **Big Box**
- Under construction



Professional  
Together  
With love



## Hello Sustainability

Sustainability plays a defining role in our activities, with a focus on reducing greenhouse gas emissions, improving energy savings and targeting carbon neutrality. In addition to protecting the environment, we are also committed to the preservation of mental and physical health and social responsibility.

This is the reason we are developing our buildings from the design stage to meet the highest, Outstanding level of the **BREEAM** New Construction category, and the requirements of the **EU Taxonomy**.

And also this is why our ESG targets too include that from 2030 our new developments' operation will be **Net Zero**, using **100% renewable energy**. And by 2025 we are to decrease our developments' built-in carbon by 25% compared to our base value.



BREEAM New  
Construction  
Outstanding

COMPLETED

59  
PROJECTS

10,150  
UNITS

1,113  
VALUE mEUR



UNDER DEVELOPMENT

20  
PROJECTS

2,585  
UNITS

379  
VALUE mEUR



PIPELINE

83  
PROJECTS

10,804  
UNITS

1,979  
VALUE mEUR



TOTAL

158  
PROJECTS

23,539  
UNITS

3,471  
VALUE mEUR



**C**ORDIA  
INTERNATIONAL





## The leading regional residential developer of CEE

Cordia CEE, a member of the Futural Group, is a prominent residential developer in the Central Eastern European region. With two decades of industry experience, we specialise in investing and developing residential properties.

We have a strong and well-known brand and presence in the mid- and mid-to-high segments of the for-sale market in Hungary, Poland and Romania, while we are also undertaking two pilot projects in Spain. In the United Kingdom, our company has acquired Blackswan Property as well and will provide affordable housing services through registered housing providers in collaboration with its local strategic partner Matter Real Estate. Cordia has sold more than 10,000 apartments over the last two decades.







**MARINA**  
**CITY**



**Marina City**

 2,750 homes







## Corvin Promenade







## Millennium Quarter

Akadémia Garden  307 homes







## Millennium Quarter

Woodland  257 homes



## Millennium Quarter

Millennium Residence 1  1,109 homes





# Grand Corvin 1, 2

 558 homes



  
**GRAND  
CORVIN**  
by CORDIA







# Grand'Or

 107 homes







KAPÁS 21  
by CORDIA



Kapás 21

98 homes





Sasad Resort  
**HILL**



Sasad Resort  
**HILLTOP**



Sasad Resort  
**SUN**



# Sasad Resort

 879 homes







**Centropolitan**  
139 homes



**Cordia Art Residence**  
54 homes



**Cordia City Garden**  
346 homes



**Cordia Fontana House**  
240 homes



**Cordia Park Residence 1. 2**  
474 homes



**Cordia Premier House**  
180 homes



**Cordia Sun Resort**  
284 homes



**Corvin Atrium 1, 2**  
533 homes



**Marina Garden**  
275 homes



**Marina Life**  
413 homes



**Marina Portside**  
287 homes



**Rózsa 55**  
157 homes



**Terrace Residence**  
268 homes



**Thermal Zugló**  
666 homes



**Universo**  
273 homes



**Young City**  
572 homes





# Naphegy 12

 41 homes



  
**NAPHEGY12**  
by CORDIA



Find your  
dream home!



**Cordia Thermal Zugló 5**  
199 homes



**Corvin Next**  
100 homes



**i6 Residence**  
162 homes



**Millennium Residence 2, 3**  
468 homes





**Fantazja**  
147 homes  
Warsaw

**Horizont Praga**  
168 homes  
Warsaw



**Supernova**  
184 homes  
Kraków



**Zielone  
Bemowo 1, 2**

306 homes  
Warsaw



**Cystersów  
Garden 1, 2**

323 homes  
Kraków



**Wiktoria & Wioletta**  
176 homes  
Warsaw





**Villa Jaśkowa Dolina 1**

 97 homes  Gdańsk



**Modena**

 791 homes  Poznań







**Nightingale Park**

125 homes  
Bucharest



**Parcului 20,  
First Phase**

265 homes  
Bucharest



**Parcului 20, Second Phase**

220 homes  
Bucharest





## Jade Tower

116 homes Fuengirola







The Gothic

14 homes Birmingham



The Lamp Works

147 homes Birmingham



Realising future with  
sustainability in mind





We ensure that our developments create lasting value, enhance local identity and improve quality of life.

This is why sustainability is a key element in everything that Futureal does, encompassing not only environmental protection but also the preservation of people’s mental and physical health and a broader social responsibility. These aspects are taken into account throughout all the phases of the development, operations and investments.



Futureal Group’s ESG policy includes:

Environmental matters

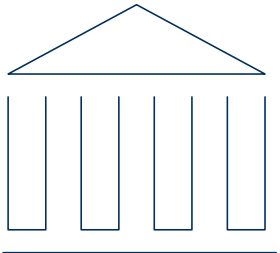
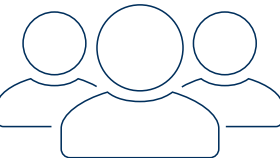
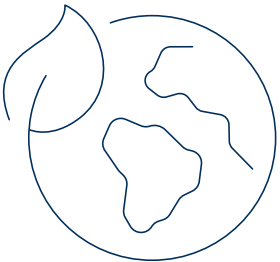
- Achieving sustainable building certification at least at the level of BREEAM Excellent for commercial buildings and WELL Platinum Requirements for new office buildings.
- The ISO 14001:2015 environmental management system is a new goal to be followed as HelloParks implemented the system in logistics developments.
- Investment decisions consider the guidance of the Green Finance Framework.

Social aspects

- Providing dynamic, inclusive, diverse and challenging working environment.
- Promoting adequate work-life balance.
- Health and well-being at the centre of attention of any work and operation-related decisions.
- Protection of human rights and welfare is deeply in the company’s DNA.

Governance  
(including ethics and compliance)

- Promoting transparency, risk management and oversight of our business operations at all levels.
- Strong corporate governance structure.
- Accountable management.
- Strong ethics and compliance code.





At Futureal we believe in setting a good example by supporting sustainable development.

Both Futureal Holding’s and Cordia International’s Green Finance Frameworks (the “Frameworks”) have been developed in alignment with the ICMA Green Bond Principles 2021 (“GBP”) and the LMA Green Loan Principles 2021 (“GLP”) and have been published in February 2021 (Futureal) and October 2022 (Cordia) both supported and audited by Sustainalytics’ Second Party Opinions (the “SPOs”). All up-to-date versions of the Frameworks and the SPOs are published on the respective websites of our group companies.



(<https://www.futurealgroup.com/en/futureal-holding#bonds/green-finance-framework> & <https://cordiahomes.com/investor-relations#green-finance-framework>)

**The Frameworks are applicable for the issuance of Green Financing instruments including Green Bonds and Green Loans where net proceeds will be exclusively applied to finance or re-finance, in part or in full, new and/or existing Eligible Assets with clear environmental benefits.**

The Group’s first ten year term, fixed coupon, unsecured, amortising corporate Green Bonds (FUTURE2031) were issued by Futureal Development Holding Kft. as issuer guaranteed by the parent company Futureal Holding B.V. on March 23, 2021, within the Bond for Growth Program of the National Bank of Hungary by issuing (including a consecutive tap issue) a total HUF 63.05 billion face value cutting back the total bid value in excess of nearly HUF 70 billion. The bonds are traded on Budapest Stock Exchange’s XBOND platform.

Futureal recently managed to issue its second Green Bond with a 15-year maturity in an amount of €125 million in a

private placement, also being an unsecured, amortising corporate Green Bond.

Cordia International had also taken the decision to approach the capital market with its first Green Bonds to attract financing for Cordia’s residential developments in all countries of the operation that not only meet but overperform the criteria set in Cordia’s Green Finance Framework but are also in line with the EU Taxonomy and the relevant national taxonomies set for residential green-field developments.

The use of proceeds from the above Green Bonds are and will be regularly / annually published in a “Green Finance Allocation Table” as part of the Group’s audited annual report which can be any time searched on their websites. We are proud to have listed already the first green (BREEAM) certified industrial/logistics properties alongside our green category A office buildings and shopping centre.





# CSR policy

Over the last two decades Futureal Group has been involved in numerous charity activities to support communities in need. There was a strong focus on encouraging employees to actively contribute to good causes and be part of the solution by participating in numerous social initiatives, e.g. painting schools and charity runs.

Futureal Group supported the fight against the pandemic in **Hungary, Romania and**



**Spain with more than HUF 300 million.** Also pledged HUF 50 million to support the measures of Budapest.

Our group has made several commitments to help refugees from **Ukraine including a donation of HUF 300 million to support humanitarian projects** in three countries: Hungary, Poland and Romania. Our company is working with numerous humanitarian aid and medical organisations that help rescue people from Ukraine.



# Green certifications



**Budapest ONE, Phase 1.**  
BREEAM Very Good,  
Construction stage  
April 2021



**Budapest ONE, Phase 2.**  
BREEAM New Construction  
Excellent at Final Stage  
June 2023



**Budapest ONE, Phase 3.**  
BREEAM New Construction  
Excellent at Final Stage  
June 2023



**Corvin Innovation Campus**  
BREEAM Excellent,  
Design Stage  
June 2021



**HelloParks Maglód**  
BREEAM Excellent,  
New Construction Design Stage  
November 2021



**Advance Tower**  
WELL Building Institute,  
Gold  
2022



**Corvin Innovation Campus**  
Well Platinum,  
Precertification  
April 2021



**Corvin Technology Park**  
WELL Building Institute,  
Platina  
2021



**Etele Plaza**  
Access4You  
Gold  
2021



Awards



2010 - Best Mixed Use Development Europe  
European Commercial Property Awards

International Property Awards by Bloomberg TV, The New York Times, Frankfurter Allgemeine Zeitung

Corvin Promenade



2011 - Best Purpose Built Project Worldwide  
Fiabci Prix d'Excellence Awards

International Real Estate Federation

Corvin Promenade Phase 1



2014 - ULI Global Awards for Excellence

Urban Land Institute

Corvin Promenade



2018 - World Silver Winner in Office Category  
Fiabci World Prix d'Excellence Awards

International Real Estate Federation

Nokia Skypark

2006–2007–2008 Developer of the year newly built residential units  
Budapest  
survey by Ecorys  
Cordia Magyarország Zrt.

2010 Best Mixed Use Development Hungary  
European Commercial Property Awards  
International Property Awards by Bloomberg TV, The New York Times, Frankfurter Allgemeine Zeitung  
Corvin Promenade

2010 Best Shopping Centre Development  
Construction & Investment Journal  
Corvin Shopping Centre

2010 Fiabci Property Development Award  
FIABCI Hungary  
Corvin Promenade

2010 Best Residential Development  
Construction & Investment Journal  
Nightingale Park, Romania

2011 International Quality Crown Award London  
Futureal Group,

2011 Public Awarded Office Building of the Year  
iroda.hu  
Corvin Offices

2012 Shopping Development of the Year  
Construction & Investment Journal  
NoVA PARK Shopping Center, Poland

2014 EB OVO Award  
Ebovo Civic Organization  
Corvin Promenade,

2015 Property Awards Transaction Deal of The Year  
Portfolio  
Corvin Technology and Science Park

2015 Fiabci Real Estate Development Award Special Award  
FIABCI Hungary  
Vision Towers

2015 Property Awards Project of The Year  
Portfolio  
Corvin Corner

2015 Certificate of Merit of Construction  
Industry Award for Excellence  
The National Federation of Hungarian Building Contractors  
Vision Towers

2016 Best Residential Development of the Year  
Construction and Investment Journal (CIJ)  
CORDIA Park Residence

2016 Property Awards Best property development in Pest in the projects of a large number of apartments category  
Portfolio  
Thermal Zugló 2

2016 Planned Project of the Year Tenant Voting  
www.office.hu  
Budapest ONE

2017 Property Awards Best property development in Buda in the investments of 100 apartments or less category  
Portfolio  
Kapás 21

2018 Property Awards Pest's best development in the category of developments with more than 100 apartments  
Portfolio  
Marina Life

2018 European Property Awards Mixed-use Development category  
International Property Awards  
Budapest ONE together with ETELE Plaza

2020 Property Awards Office Lease Deal of the Year  
Portfolio  
Budapest ONE

2020 Office and Sustainable Development category  
FIABCI Hungary  
Corvin Technology Park

2020 Real Estate Awards Planned Commercial Project of the Year  
Etele Plaza

2020 Real Estate Awards Planned Residential Project of the Year  
Naphegy12

2021 CEE Investment Awards Commercial project of the Year  
Etele Plaza

2021 Property Awards Special Award of the year  
Portfolio  
Etele Plaza

2021 Property Awards Concept of the Year  
Portfolio  
TRIBE Budapest Central

2021 Property Awards Real Estate M&A business of the year  
Portfolio, Auxesia Homes

2021 CEE Retail Awards Retail project of the Year  
Large category  
Etele Plaza

2021 FIABCI Special Award  
Budapest ONE, Phase 1.

2021 Real Estate Awards Special Award for Planned Commercial Project of the Year  
HelloParks Maglód Megapark

2022 BIG SEE Architecture award, Public and commercial building category  
Corvin Technology Park

2022 CIJ Awards The best Realized office development  
Budapest ONE Phase 2 and 3

2022 CIJ Awards Winner of the Best Retail Development and the Grand Prix  
Etele Plaza

2022 Master of Light Sándor Bedécs Special Award and Lighting Design Special Award  
Etele Cinema

2022 CIJ Awards Best Residential Development  
Young City Phases 1 and 2

2022 CIJ Awards Best Industrial/Warehouse Development  
HelloParks MG1

2022 Property Awards Industrial Property Development of the Year  
HelloParks FT1

2022 CRE Awards Warehouse Project of the Year  
HelloParks FT1

2023 CIJ Awards Best Warehouse Development  
HelloParks FT1

2023 CIJ Awards Winner of the Best Residential Development  
Cordia - Grand Corvin 2

2023 CIJ Awards Winner of the Leading Green Building Development  
Futureal - Budapest ONE 2 - 3

2023 CIJ Awards Winner of the Best Office Development over 20 000 m²  
Futureal - Budapest ONE 2 - 3

2023 European Property Awards, Best Commercial & Manufacturing Development in Hungary - Five Star Award – HelloParks Páty PT1

2023 Az Év Irodája  
Office Building of The Year



